DULLES TOWN CENTER

ZONING MAP AMENDMENT APPLICATION

ZMAP 2007-0001

SPEX 2008-0047 SPEX 2008-0048

POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES:

1. THE PROPERTIES SHOWN HEREON, SUBJECT TO THIS ZONING CONCEPT PLAN AMENDMENT, ZONING MAP AMENDMENT, & SPECIAL EXCEPTION APPLICATIONS ARE RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY VIRGINIA, AS FOLLOWS:

A.	MCPI# 029-47-1839	/80//23///83	DEED BOOK-PAGE: 1804-2506
B.	MCPI# 029-37-6224	/80////////102/	DEED BOOK-PAGE: 1787-2373
C.	MCPI# 029-25-1669	/80////////97/	DEED BOOK-PAGE: 1887-1153
D.	MCPI# 029-35-5034	/80//23///81/	DEED BOOK-PAGE: 1804-2506
E.	MCPI# 028-15-4517	/80//36//////1/	INSTR# 200812240074300
F.	MCPI# 041-40-8718	/80//36////1/2/	INSTR# 200812240074251
G.	MCPI# 029-45-5622	/80//36//////3/	INSTR# 200812240074252

2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY LINE ADJUSTMENT BY DEWBERRY & DAVIS DATED DECEMBER 24, 2008.

3. THE TOTAL SITE AREA OF ALL PARCELS IDENTIFIED IN THIS APPLICATION IS 293.12 ACRES. THE TOTAL SITE AREA INCLUDED IN THIS REZONING IS 200.4 ACRES. THE PROPOSED ZONING INCLUDES PD-TC (73 AC), PD-OP (115.1 AC), & PD-CCCC (12.3 AC). REFER TO SHEETS 5 & 6 FOR REZONING PLAT & FURTHER ZONING DESCRIPTIONS.

4. THIS PROPERTY IS CURRENTLY ZONED PD-OP (150.5 AC) AND PD-CH(3.6 AC) SUBJECT TO THE 1972 LOUDOUN COUNTY ZONING ORDINANCE AND PD-IP (46.3 AC) SUBJECT TO THE 1993 LOUDOUN COUNTY ZONING ORDINANCE.

5. THE DEVELOPMENT INCLUDED WITH THIS APPLICATION SHALL BE SUBJECT TO THE PROVISIONS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

6. THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE LOUDOUN COUNTY AND/OR VIRGINIA STATE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

7. CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LOUDOUN WATER, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

8. STORM WATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE FACILITY STANDARDS MANUAL IN EFFECT AT THE TIME OF ACCEPTANCE OF THE SITE PLAN AND/OR CONSTRUCTION PLANS AND PROFILES AND CONSISTENT WITH THE NOTE ON SHEET 9.

9. UNLESS OTHERWISE SPECIED, LANDSCAPING AND TREE PRESERVATION WILL TO CONFORM TO THE LOUDOUN COUNTY FSM SECTION 7.300 AND SECTION 5-1300 OF THE REVISED 1993 ZONING ORDINANCE.

10. UNLESS OTHERWISE MODIFIED, ALL BUFFER MATERIAL WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1400 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

11. SUBDIVISION STREET INTERSECTION LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH LOUDOUN COUNTY FSM SECTION 7-100. THE PROPOSED USES AS SHOWN ON THIS PLAT WILL CONFORM TO THE LIGHT AND GLARE STANDARDS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

12. AS PER THE APPLICABLE SECTIONS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE, ALL UTILITY DISTRIBUTION LINES IN THE PLANNED DEVELOPMENT DISTRICTS SHALL BE PLACED UNDERGROUND.

14. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A COMPILATION OF SOURCES INCLUDING DEWBERRY & DAVIS, URBAN ENGINEERING & ASSOC. INC., AIR SURVEY CORPORATION, AND LOUDOUN COUNTY MAPPING. CONTOUR INTERVAL IS 2 FEET. ALL ELEVATIONS ARE BASED ON U.S.G.S. OR U.S.C. & G.S. MEAN SEA LEVEL DATUM.

15. THERE IS 100-YEAR MINOR FLOODPLAIN LOCATED WITHIN THE SITE.

16. SOILS INFORMATION WAS OBTAINED FROM THE LOUDOUN COUNTY SOILS OVERLAY MAPS. THE PROPERTY CONTAINS SOME CLASS IV AND HYDRIC SOILS.

17. STEEP SLOPES AND MODERATELY STEEP SLOPES AS DEFINED BY THE LOUDOUN COUNTY ZONING ORDINANCE ARE FOUND ON THE PROPERTY. THE PROJECT WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 5-1508 STEEP SLOPE STANDARDS. THE STEEP SLOPE STANDARDS DO NOT APPLY TO SLOPES CREATED BY PERMITTED LAND DISTURBING ACTIVITIES, SUCH AS; BUT NOT LIMITED TO, BUILDING AND PARKING PAD SITES; BERMS; TEMPORARY CONSTRUCTION STOCK-PILES; AND ROAD-SIDE DITCHES.

18. WETLAND STUDIES & SOLUTIONS, INC., IN A REPORTS DATED JANUARY 2007 HAS DELINEATED EXISTING WETLANDS. THIS REPORT HAS BEEN CONFIRMED BY THE UNITED STATES CORPS OF ENGINEERS IN A LETTER DATED NOVEMBER 16, 2007 (PROJECT NUMBER 2007-4307). NO OTHER FEDERAL OR STATE PERMITS OR CONDITIONS ARE KNOWN THAT LIMIT THE DEVELOPMENT ON THIS PROPERTY.

19. WETLANDS APPROVED AND PERMITTED FOR IMPACT THROUGH THE U.S. ARMY CORPS OF ENGINEERS & VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY WILL BE MITIGATED PER THE PROFFERS. COPIES OF ALL WETLANDS PERMITS AND MITIGATION PLANS WILL BE SUBMITTED TO THE COUNTY.

20. A PHASE IA ARCHEOLOGICAL STUDY WAS COMPLETED BY THUNDERBIRD ASSOCIATES DATED JANUARY 2007. A PHASE II ARCHEOLOGIAL STUDY WAS COMPLETED BY CULTURAL RESOURCES INC DATED JULY 2008.

21. A TREE STAND EVALUATION WAS COMPLETED BY DEWBERRY & DAVIS DATED NOV. 20, 2006.

22. NO TOXIC SUBSTANCES OR HAZARDOUS WASTE AS DEFINED BY TITLE 40 CODE OF FEDERAL REGULATIONS AND AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA DEPT. OF WASTE MANAGEMENT WERE IDENTIFIED ON SUBJECT PROPERTY.

23. EXISTING WELLS AND DRAINFIELDS HAVE BEEN IDENTIFIED ON THE SITE. ANY EXISTING DRAINFIELDS WILL BE ABANDONED PROPERLY UNDER PERMIT ISSUED BY THE HEALTH DEPARTMENT. WELL ID WWHP-2008-15 (HEAT PUMP WELL) WILL REMAIN. ALL OTHER EXISTING WELLS WILL BE REVIEWED WITH THE HEALTH DEPARTMENT AND ABANDONED AS REQUIRED.

24. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY WELLS & ASSOCIATES DATED JANUARY 2007& AND HAS BEEN UPDATED IN JULY 2008.

25. AN ENDANGERED SPECIES REPORT WAS COMPLETED BY WETLAND STUDIES & SOLUTIONS, INC. DATED JANUARY 2007.

26. THE SITE WILL BE SUPPLIED WITH SEWER & WATER BY LOUDOUN WATER AT NOT COST TO LOUDOUN COUNTY.

27. ALL PUBLIC STREETS SHOWN HEREON SHALL BE CONTAINED WITHIN A DEDICATED RIGHT-OF-WAY. PRIVATE STREETS WILL BE DEDICATED TO THE OWNERS ASSOCIATION OR LOT OWNER WITH THE APPROPRIATE PUBLIC ACCESS EASEMENTS.

28. THE TOWN CENTER DISTRICT WILL BE SERVED BY PRIVATE STREETS.

29. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.

30. THE PROPERTY LIES WITHIN THE FOLLOWING PUBLIC FACILITIES BOUNDARIES:
COUNTRYSIDE ELEMENTARY SCHOOL; RIVER BEND MIDDLE SCHOOL;
POTOMAC FALLS HIGH SCHOOL; CASCADES FIRE AND RESCUE;
STERLING AREA POLICE ZONE.

31. A SITE PLAN HAS BEEN APPROVED AND IS UNDER CONSTRUCTION FOR AN OFFICE BUILDING ON PIN 028-15-4517. A CONSTRUCTION TRAILER IS LOCATED ON PIN 029-47-1839. THE REMAINDER OF THIS PROPERTY IS VACANT.

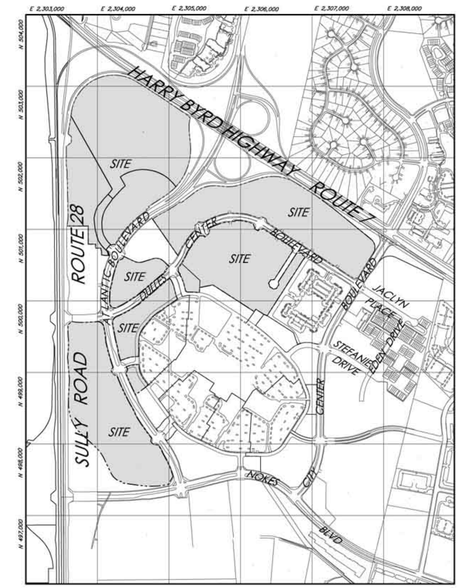
32. WHERE STRUCTURED PARKING IS PROPOSED, SURFACE PARKING MAY BE PROVIDED IN PHASES AS DEVELOPMENT OCCURS UNTIL THE TIME THAT STRUCTURED PARKING IS NECESSARY TO MEET THE REQUIRED PARKING.

33. FOLLOWING APPROVAL OF ZMAP 2007-0001 WRITTEN NOTICE SHALL BE PROVIDED TO THE DIRECTOR OF THE DEPARTMENT OF PARKS, RECREATION, AND COMMUNITY SERVICES PRIOR TO ANY CLEARING, GRADING, MINING OF TOPSOIL OR EARTH FILL, SOIL STOCKPILING, STAGING OF EQUIPMENT OR MATERIALS, DISPOSAL OF SOIL OR WASTE MATERIAL OR DUMPING ON LAND THAT IS TO BE DEDICATED TO THE COUNTY FOR PURPOSES OF PUBLIC PARKS.

34. ALL DESIGN AND CONSTRUCTION OF FACILITIES FOR DEDICATION TO LOUDOUN COUNTY PARKS, RECREATION AND COMMUNITY SERVICES MUST BE IN ACCORDANCE WITH THE JANUARY 2009 PRCS DESIGN AND CONSTRUCTION STANDARDS.

PIN & Acreage	Property Owner	Existing Zoning	Proposed Zoning
PIN 029-37-6224 (69.3 Acres of 103.4 Acres Total)	DTC Partners LLC 11501 Huff Court Kensington, MD 20895-1043	PD-OP: 30.1 AC PD-IP: 39.2 AC	PD-OP, 39.2 AC PD-TC, 30.1 AC
029-47-1839 (42.88 Acres of 42.88 Acres Total)	DTC Partners LLC 11501 Huff Court Kensington, MD 20895-1043	PD-OP	PD-TC
029-35-5034 (7.75 Acres of 7.75 Acres Total)	DTC Partners LLC 11501 Huff Court Kensington, MD 20895-1043	PD-OP	PD-OP
029-25-1669 (12.3 Acres of 71.0 Acres Total)	Dulles Town Center Mall, LLC 11501 Huff Court Kensington, MD 20895-1043	PD-IP: 7.1 AC PD-CH: 3.6 AC PD-OP: 1.6 AC	PD-CC(CC)

Tax Map/PIN & Acreage	Property Owner	Existing Zoning	Proposed Zoning
028-15-4517 (42.05 Acres of 42.05 Acres Total)	National Rural Utilities Cooperative Finance Corporation 2001 Cooperative Way Herndon, VA 20171	PD-OP	PD-OP
041-40-8718 (14.05 Acres of 14.05 Acres Total)	DTC Partners LLC 11501 Huff Court Kensington, MD 20895-1043	PD-OP	PD-OP
029-45-5622 (12.00 Acres of 12.00 Acres Total)	DTC Partners LLC 11501 Huff Court Kensington, MD 20895-1043	PD-OP	PD-OP



VICINITY MAP SCALE: 1"=1000'

SHEET INDEX

1. COVER SHEET
2. KEY PLAN / EXISTING CONDITIONS SITE OVERVIEW
3. EXISTING CONDITIONS PLAN
4. EXISTING CONDITIONS PLAN
5. REZONING PLAT
6. REZONING PLAT
7. CONCEPT DEVELOPMENT PLAN
8. CONCEPT DEVELOPMENT PLAN
9. CONCEPT DEVELOPMENT PLAN
10. CONCEPT DEVELOPMENT PLAN
11. ZONING REGULATIONS & TABULATION
12. MODIFICATIONS
13. ILLUSTRATIVE PLAN - SITE
14. ILLUSTRATIVE PLAN - TOWN CENTER ENLARGEMENT
15. PEDESTRIAN CIRCULATION PLAN
16. SPECIAL EXCEPTION PLAT - PDCC(CC) AUTOMOTIVE SERVICE STATION
17. SPECIAL EXCEPTION PLAT - PDOP HOTEL/MOTEL
18. STREAM VALLEY PLAN

APPLICANT

DTC Partners LLC
11501 Huff Court
Kensington, Maryland 20895-1043

DATE

Dewberry
Dewberry & Davis LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091
www.dewberry.com

COVER SHEET

PARCEL DESCRIPTION
PIN 029-37-6224 ; /80//////////102/ PIN 028-15-4517 ; /80//36//////1/
PIN 029-47-1839 ; /80//23///83/ PIN 041-40-8718 ; /80//36////1/2/
PIN 029-35-5034 ; /80//23///81/ PIN 029-45-5622 ; /80//36//////3/
PROPERTY OWNER PIN 029-25-1669 ; /80//////////97/
DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION

REZONING AMENDMENT
DULLES TOWN CENTER
ZMAP 2007-0001
POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

REVISION

DATE	NOTE	BY
3-06-07	Per LC Comments Dated 2-20-07	ZJH
7-23-08	Per LC Comments Dated 9-12-07	ZJH
3-13-09	Per LC Comments Dated 1-15-09	ZJH
8-10-09	Per LC Comments Dated 7-08-09	ZJH

NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: AS NOTED

SHEET 1 OF 18

FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:29am
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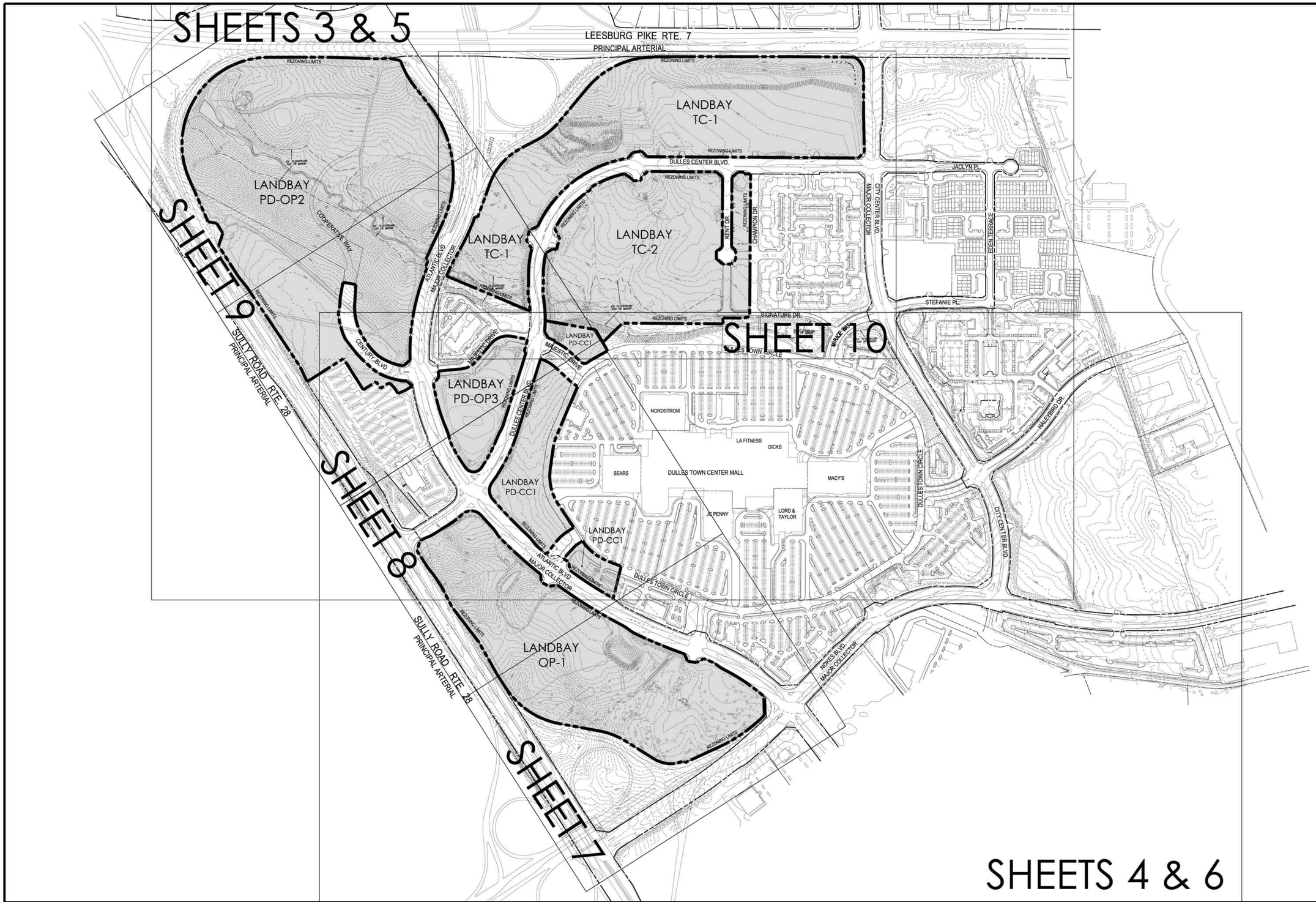

LEGEND

REZONING BOUNDARY		MINOR FLOODPLAIN	FLOODPLAIN
ADJACENT PROPERTY		EX. TOPOGRAPHY (2')	290
EX. ROADS	KENT DR.		
EX. BUILDING			
EX. TREELINE			

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EXISTING CONDITIONS OVERVEIEW

PARCEL DESCRIPTION	
PIN 029-37-6224 ; /80//////102/	PIN 028-15-4517 ; /80//36////1/
PIN 029-47-1839 ; /80//23///B3/	PIN 041-40-8718 ; /80//36////2/
PIN 029-35-5034 ; /80//23///B1/	PIN 029-45-5622 ; /80//36////3/
PROPERTY OWNER	PIN 029-25-1669 ; /80//////97/
DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC.	
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION	

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NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 300'

SHEET 2 OF 18

FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:31am
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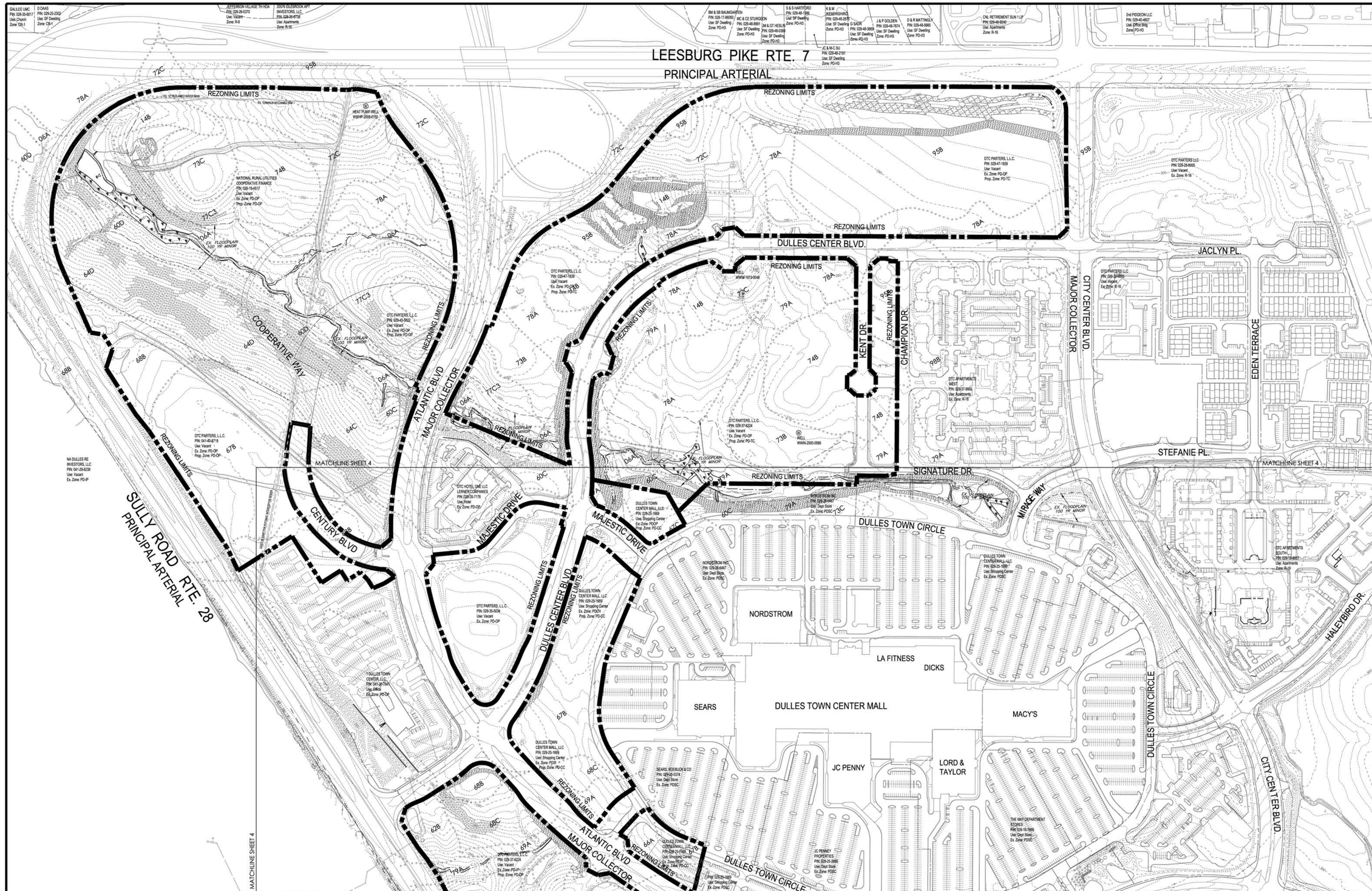

LEGEND

REZONING BOUNDARY		MINOR FLOODPLAIN	FLOODPLAIN	APPROX. MODERATE SLOPES 15-24% Per ZO Section 5-1508 & Article 8	
ADJACENT PROPERTY		EX. TOPOGRAPHY (2')	250	APPROX. STEEP SLOPES 25% or GREATER Per ZO Section 5-1508 & Article 8 (None)	
EX. ROADS	KENT DR.	EX. STREAM		APPROXIMATE MAN MADE MODERATE STEEP SLOPES	
EX. BUILDING		SOIL TYPE	73B	APPROXIMATE MAN MADE VERY STEEP SLOPES	
EX. TREELINE		EX. SANITARY SEWER		EX. WETLANDS & STREAMS Refer to Wetland Delineation by WSSI	

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EXISTING CONDITIONS

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PIN 029-35-5034 ; /80/23///B1/	PIN 029-45-5622 ; /80/36/////3/
PROPERTY OWNER	PIN 029-25-1669 ; /80/////97/

DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION

REZONING AMENDMENT
DULLES TOWN CENTER
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POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 200'

SHEET 3 OF 18
FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:34am
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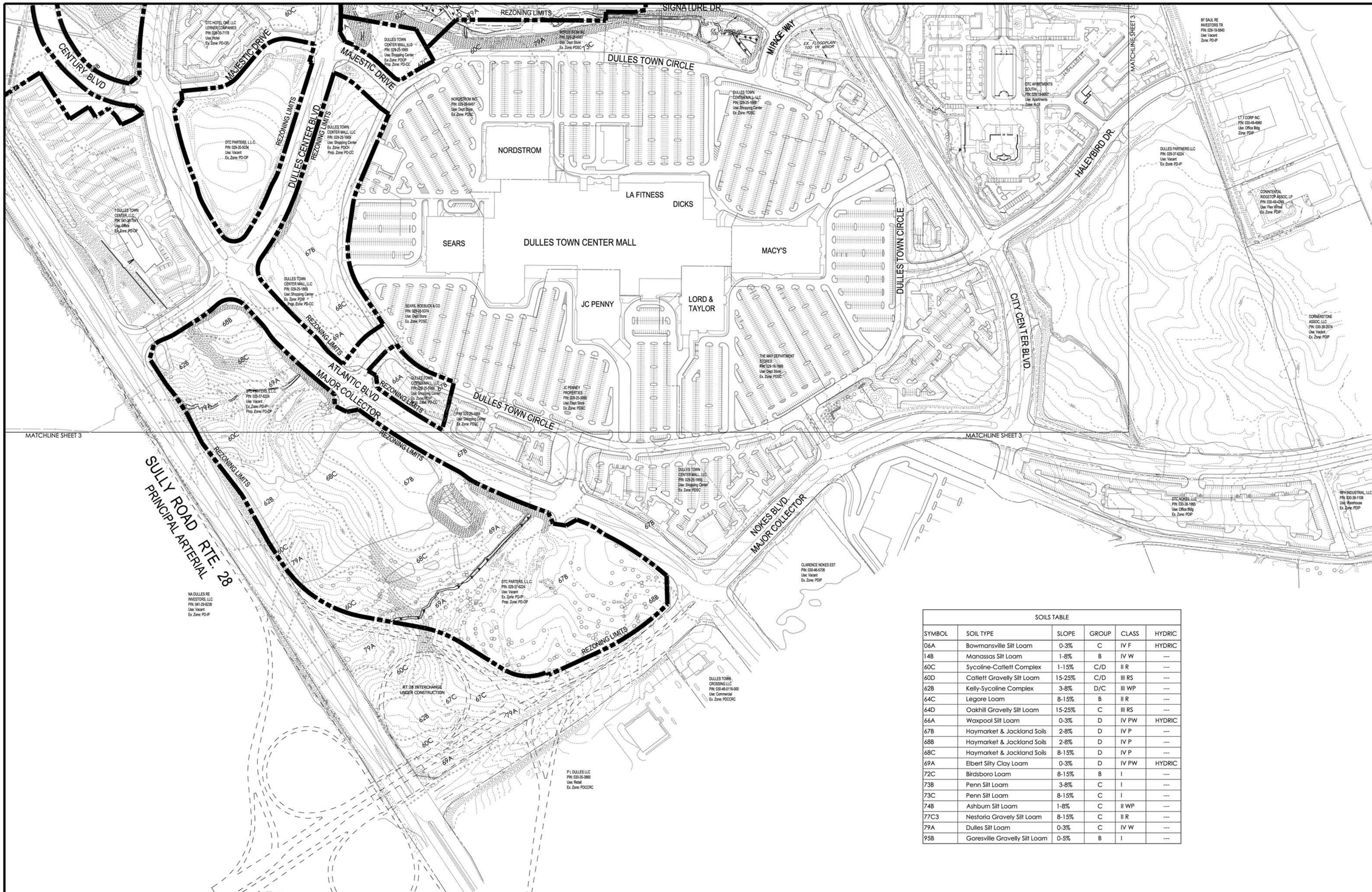

SOILS TABLE					
SYMBOL	SOIL TYPE	SLOPE	GROUP	CLASS	HYDRIC
06A	Bowmansville Silt Loam	0-3%	C	IV F	HYDRIC
14B	Manassas Silt Loam	1-8%	B	IV W	---
60C	Sycoline-Catlett Complex	1-15%	C/D	II R	---
60D	Catlett Gravelly Silt Loam	15-25%	C/D	III RS	---
62B	Kelly-Sycoline Complex	3-8%	D/C	III WP	---
64C	Legore Loam	8-15%	B	II R	---
64D	Oakhill Gravelly Silt Loam	15-25%	C	III RS	---
66A	Waxpool Silt Loam	0-3%	D	IV PW	HYDRIC
67B	Haymarket & Jackland Soils	2-8%	D	IV P	---
68B	Haymarket & Jackland Soils	2-8%	D	IV P	---
68C	Haymarket & Jackland Soils	8-15%	D	IV P	---
69A	Elbert Silty Clay Loam	0-3%	D	IV PW	HYDRIC
72C	Birdsboro Loam	8-15%	B	I	---
73B	Penn Silt Loam	3-8%	C	I	---
73C	Penn Silt Loam	8-15%	C	I	---
74B	Ashburn Silt Loam	1-8%	C	II WP	---
77C3	Nestoria Gravely Silt Loam	8-15%	C	II R	---
79A	Dulles Silt Loam	0-3%	C	IV W	---
95B	Goresville Gravelly Silt Loam	0-5%	B	I	---

LEGEND

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EX. TREELINE		EX. SANITARY SEWER		EX. WETLANDS & STREAMS Refer to Wetland Delineation by WSSI	

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EXISTING CONDITIONS

PARCEL DESCRIPTION

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PIN 029-35-5034 ; /80/23///B1/	PIN 029-45-5622 ; /80/36/////3/
PROPERTY OWNER	PIN 029-25-1669 ; /80/////////97/
DTC PARTNERS, LLC & DULLES TOWN CENTER MALL, LLC	
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION	

REZONING AMENDMENT
DULLES TOWN CENTER
ZMAP 2007-0001
POTOMAC ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

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8-10-09	Per LC Comments Dated 7-08-09	ZJH

NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 200'

SHEET 4 OF 18
FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:34am
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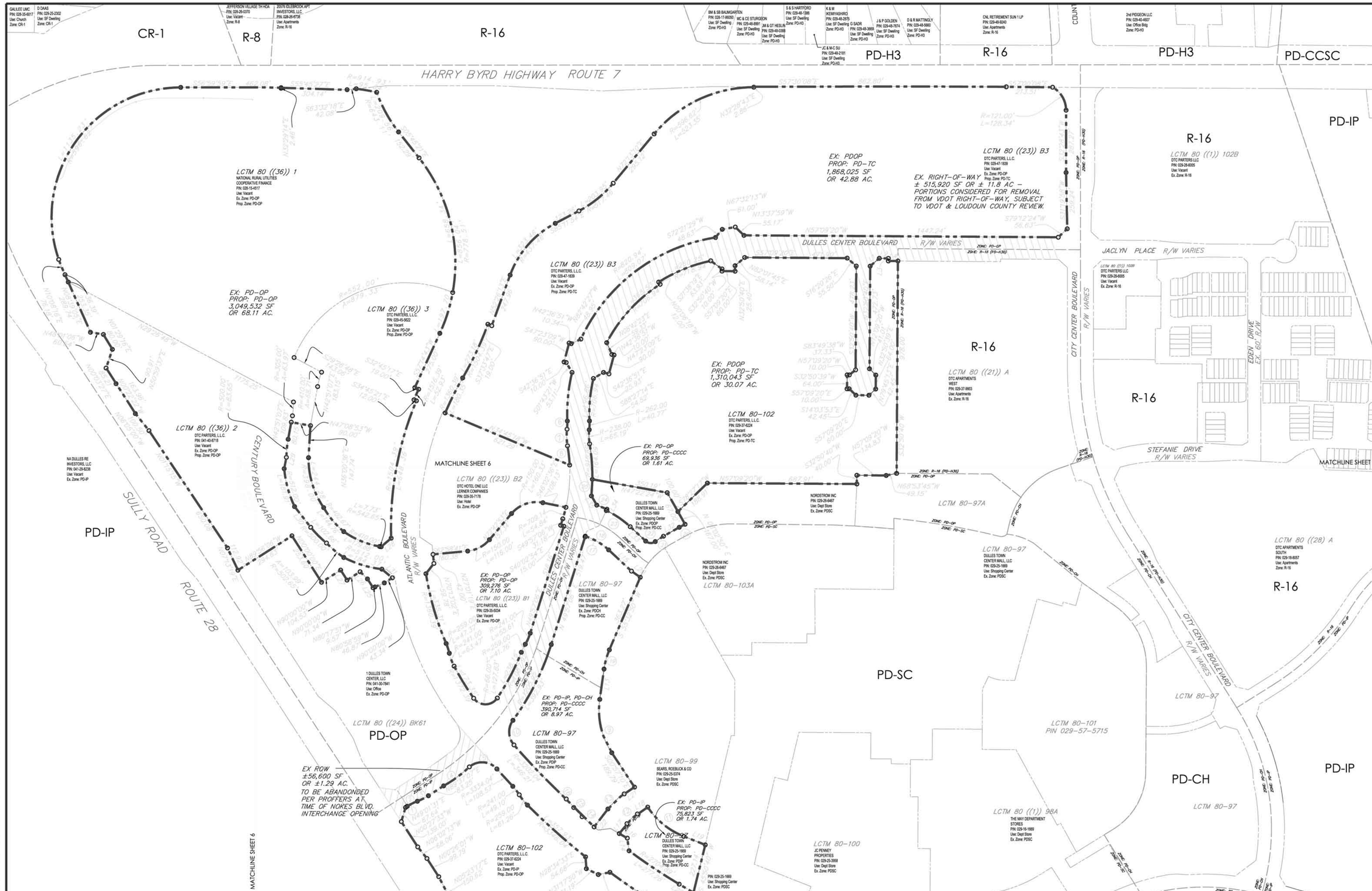

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REZONING PLAT

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PIN 029-37-6224 ; /80//////1102/	PIN 028-15-4517 ; /80//36//////1/
PIN 029-47-1839 ; /80//23//////83/	PIN 041-40-8718 ; /80//36//////102/
PIN 029-35-5034 ; /80//23//////81/	PIN 029-45-5622 ; /80//36//////3/
PROPERTY OWNER	PIN 029-35-1649 ; /80//////////97/
DTC PARTNERS, L.L.C. & DULLES TOWN CENTER MALL, LLC	
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION	

REZONING AMENDMENT
DULLES TOWN CENTER
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8-10-09	Per LC Comments Dated 7-08-09	ZJH

LEGEND

REZONING BOUNDARY	
ADJACENT PROPERTY	
EX. ZONING BOUNDARY	

NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 200'

SHEET 5 OF 18

FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:35am
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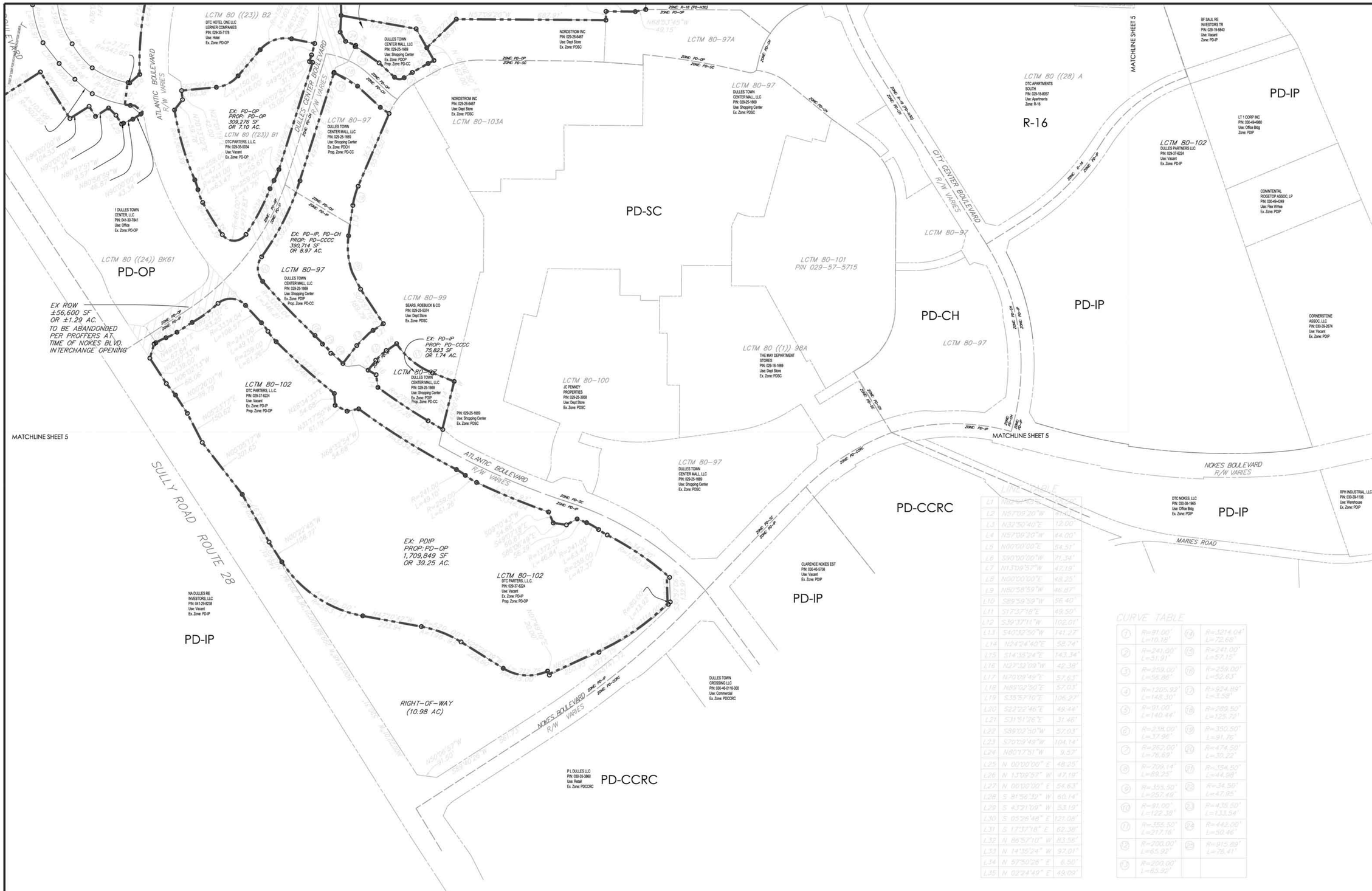

LINE TABLE		
L1	N00°00'00"E	19.42'
L2	N57°09'20"W	41.00'
L3	N32°50'40"E	12.00'
L4	N57°09'20"W	44.00'
L5	N00°00'00"E	54.51'
L6	S90°00'00"W	71.34'
L7	N13°09'57"W	47.19'
L8	N00°00'00"E	48.25'
L9	N80°58'59"W	46.87'
L10	S89°59'59"W	56.40'
L11	S17°37'18"E	49.50'
L12	S39°37'11"W	102.01'
L13	S40°32'50"W	141.27'
L14	N24°24'40"E	52.74'
L15	S14°35'24"E	143.34'
L16	N27°32'09"W	42.39'
L17	N70°09'49"E	57.63'
L18	N85°02'50"E	57.03'
L19	S35°57'10"E	106.27'
L20	S22°22'46"E	49.44'
L21	S31°51'26"E	31.46'
L22	S89°02'50"W	57.03'
L23	S70°09'49"W	104.14'
L24	N80°17'51"W	9.57'
L25	N 00°00'00" E	48.25'
L26	N 13°09'57" W	47.19'
L27	N 00°00'00" E	54.63'
L28	S 81°56'30" W	60.14'
L29	S 43°21'09" W	53.19'
L30	S 05°26'48" E	121.08'
L31	S 17°37'18" E	62.38'
L32	N 86°57'10" W	83.56'
L33	N 14°35'24" W	97.01'
L34	N 57°50'28" E	6.50'
L35	N 02°24'49" E	49.09'

CURVE TABLE					
(1)	R=91.00' L=10.18'	(14)	R=3214.04' L=72.65'		
(2)	R=241.00' L=31.91'	(15)	R=241.00' L=57.15'		
(3)	R=259.00' L=56.86'	(16)	R=259.00' L=52.63'		
(4)	R=1205.92' L=148.30'	(17)	R=924.89' L=3.58'		
(5)	R=91.00' L=140.44'	(18)	R=289.50' L=125.72'		
(6)	R=2,158.00' L=37.96'	(19)	R=350.50' L=91.76'		
(7)	R=262.00' L=76.69'	(20)	R=474.50' L=30.22'		
(8)	R=209.14' L=89.25'	(21)	R=334.50' L=44.98'		
(9)	R=355.50' L=257.49'	(22)	R=34.50' L=47.85'		
(10)	R=91.00' L=122.39'	(23)	R=435.50' L=133.54'		
(11)	R=355.50' L=217.16'	(24)	R=442.00' L=92.46'		
(12)	R=200.00' L=65.92'	(25)	R=915.89' L=76.41'		
(13)	R=200.00' L=65.92'				

LEGEND

REZONING BOUNDARY

ADJACENT PROPERTY

EX. ZONING BOUNDARY

Dewberry
Dewberry & Davis LLC
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone 703.771.8004 Metro 703.478.1335 Fax 703.771.4091
www.dewberry.com

REZONING PLAT

PARCEL DESCRIPTION

PIN 029-37-6224 ; /80//////////102/ — PIN 028-15-4517 ; /80//36////1//1/
PIN 029-42-1939 ; /80//23///1//83/ — PIN 041-40-8718 ; /80//36////1//2/
PIN 029-35-5034 ; /80//23///1//81/ — PIN 029-45-5622 ; /80//36////1//3/

PROPERTY OWNER — PIN 029-26-1649 ; /80//////1//1//97/

DTC PARTNERS, L.L.C. — DULLES TOWN CENTER MALL, LLC & DULLES TOWN CENTER MALL, LLC
NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORPORATION

REZONING AMENDMENT
DULLES TOWN CENTER

ZMAP 2007-0001

POTOMAC ELECTION DISTRICT — LOUDOUN COUNTY, VIRGINIA

REVISION

DATE	NOTE	BY
3-06-07	Per LC Comments Dated 2-20-07	ZJH
7-23-08	Per LC Comments Dated9-12-07	ZJH
3-13-09	Per LC Comments Dated 1-15-09	ZJH
8-10-09	Per LC Comments Dated 7-08-09	ZJH

NORTH

DRAWN BY: ZJH
CHECKED BY: WEF
DATE: 1-17-07
SCALE: 1" = 200'

SHEET 6 OF 18

FILE NO. RZ-110-LC

Plotted: Aug 12, 2009 at 11:35am
P:\PROJECTS\Dulltown\OVERALL\PLAN\Rezone\Delivers\REZONE\DTC 4th Sub\Submission 8-10-09\SHT06.dwg